068.0	0004	0006.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	688,400	/	688,400
USE VALUE:	688,400	/	688,400
ASSESSED:	688,400	/	688,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
10		GROVE ST PL, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LOUIS ROBIN/ETAL
Owner 2:	CONNOLLY KEVIN M
Owner 3:	
Street 1:	10 GROVE ST PL
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 5,000 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1883, having primarily Clapboard Exterior and 1417 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5000.000	283,000	6,400	399,000	688,400
Total Card	0.115	283,000	6,400	399,000	688,400
Total Parcel	0.115	283,000	6,400	399,000	688,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 485.99 | /Parcel: 485.9

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	43615
GIS Ref	
GIS Ref	
Insp Date	05/15/09

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 068.0-0004-0006.0

!5879!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	283,000	6400	5,000.	399,000	688,400	688,400	Year End Roll	12/18/2019
2019	101	FV	231,400	6400	5,000.	399,000	636,800	636,800	Year End Roll	1/3/2019
2018	101	FV	231,400	6400	5,000.	267,900	505,700	505,700	Year End Roll	12/20/2017
2017	101	FV	231,400	6400	5,000.	256,500	494,300	494,300	Year End Roll	1/3/2017
2016	101	FV	231,400	6400	5,000.	233,700	471,500	471,500	Year End	1/4/2016
2015	101	FV	218,000	6400	5,000.	188,100	412,500	412,500	Year End Roll	12/11/2014
2014	101	FV	218,000	6400	5,000.	168,200	392,600	392,600	Year End Roll	12/16/2013
2013	101	FV	218,000	0	5,000.	159,600	377,600	377,600		12/13/2012

PRINT

Date	Time
12/10/20	20:42:27

LAST REV

Date	Time
01/03/19	09:38:00
apro	

USER DEFINED

Prior Id # 1:	43615
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 5879

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KESSLER BARBARA	27145-212		3/20/1997	Family	189,900	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/2/2018	233	Re-Roof	5,995	C				
5/28/2013	742	AbvGrd.	3,100					
10/5/2005	925	Addition	55,000	C		G7	GR FY07	12X24 ADD, NEW HBT

ACTIVITY INFORMATION

Date	Result	By	Name
6/10/2013	Info Fm Prmt	EMK	Ellen K
5/15/2009	Meas/Inspect	372	PATRIOT
3/30/2000	Inspected	263	PATRIOT
1/13/2000	Mailer Sent		
1/10/2000	Measured	264	PATRIOT
1/1/1992		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5000		Sq. Ft.	Site		0	70.	1.14	11									399,000						399,000	

Total AC/HA:	0.11478	Total SF/SM:	5000	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	399,000	Spl Credit		Total:	399,000

EXTERIOR INFORMATION

Type:	15 - Old Style
Sty Ht:	2A - 2 Sty +Attic
(Liv) Units:	1 Total: 1
Foundation:	3 - BrickorStone
Frame:	1 - Wood
Prime Wall:	2 - Clapboard
Sec Wall:	1 - Wood Shingl 5 %
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	GRAY
View / Desir:	

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1883	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G14	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	175.482
Other Features:	60500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	347618
Depreciation:	64657
Depreciated Total:	282961

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	2	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

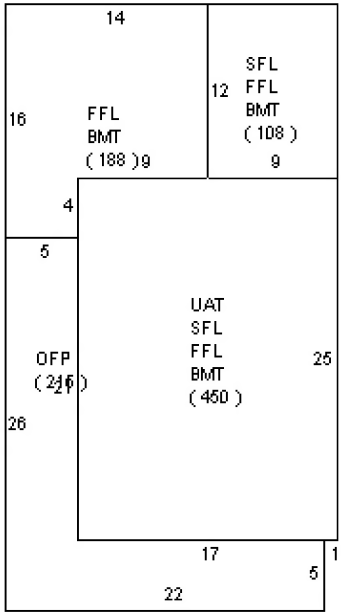
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	175.48
Special Features:	0	Val/Su Net:	119.01
Final Total:	283000	Val/Su SzAd	217.02

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	746	52.640	39,273
FFL	First Floor	746	175.480	130,910
SFL	Second Floor	558	175.480	97,919
OFP	Open Porch	215	24.170	5,197
UAT	Upper Attic	113	122.840	13,819

Net Sketched Area:	2,378			Total:	287,118
Size Ad	1304	Gross Are	2715	FinArea	1417

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 068.0-0004-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	10X16	A	AV	1990	0.00	T	23.2	101						
11	Pool-Vinyl	D	Y	1	15 x 15	G	AV	2013	29.93	T	5	101			6,400			6,400

More:	N	Total Yard Items:	6,400	Total Special Featues:	Total: 6,400